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Kenneth N. Jones, Jr.

January 9, 2015

Mr. Jorge Ramirez
Director of Disaster Recovery Program
Texas General Land Office (GLO)
P.O. Box 12373
Austin, TX 78711-2873

Posted for comment 1-14-15
Comment closes 1-24-15
send all comments to:
doralicia.rivera@glo.texas.gov

**RE: Round 2 Program Guidelines Request for Waiver -
Waiver Request: ~~#18~~ - To Waive GLO Long Term Occupancy
Requirements in the GLO Land Use Restriction Agreement
(LURA) for Raymondville Northstar Apartments LP and adhere
only to the existing TDHCA LURA.**

Dear Mr. Ramirez:

The Lower Rio Grande Valley Development Council (LRGVDC), in its role as subrecipient of funding for the Hurricane Ike/Dolly Round 2 Community Development Block Grant Disaster Recovery Program, believes that it is in the best interest of the residents of Willacy County that the Raymondville Northstar Apartments LP be required to adhere only to their existing TDHCA LURA. For that reason, the LRGVDC is formally requesting the consideration of the Texas General Land Office (GLO) to accept the request to waive the GLO Long Term Occupancy Requirements in the GLO Land Use Restriction Agreement (LURA) for Raymondville Northstar Apartments LP and allow them to adhere only to their existing TDHCA LURA.

First, Raymondville Northstar Apartments LP is an existing development located in Raymondville, TX which is in Willacy County that sustained damage during Hurricane Dolly. Raymondville Northstar Apartments LP submitted an application in response to the LRGVDC CDBG-DR Multi-Family Notice of Funding Availability. Subsequently, the LRGVDC awarded \$750,000 to the Raymondville Northstar Apartments LP for rehabilitative repairs.

Since the GLO LURA was published post award, Raymondville Northstar Apartments LP has performed an additional comparison of their financials



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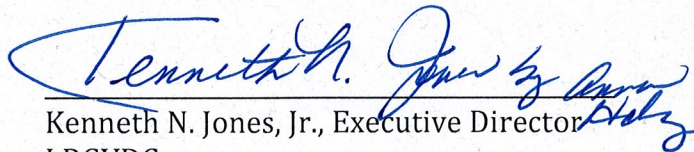
Round 2 Program Guidelines Request For Waiver #18

against their existing and the proposed Land Use Restriction Agreement (LURA). As a result of this analysis and in order to maintain financial viability, the Raymondville Northstar Apartments LP are requesting to remain operating their affordable housing development under their current agreement which restricts qualifying affordable units occupied by households with incomes not exceeding sixty percent (60%) and fifty percent (50%) of the area median family income (AMFI) only.

The LRGVDC has reviewed the attached Raymondville Northstar Apartments LP waiver request which includes supporting financial documentation submitted by Raymondville Northstar Apartments LP (see attached documents) and supports their justification for the waiver request.

Finally for the reasons stated above and the justification attached, the LRGVDC respectfully requests that the GLO grant a waiver of the proposed GLO Multifamily LURA and allow Raymondville Northstar Apartments LP to continue only with their current TDHCA LURA.

Submitted by:

 1-9-15
Kenneth N. Jones, Jr., Executive Director DATE
LRGVDC

Approved by

Jorge Ramirez, Director of Disaster Recovery
GLO

DATE